



Supporting Planning Statement

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| Works | Proposed Replacement Dwelling |
| Side Address | at Norway Lodge Whitton Road Alkborough North Lincolnshire DN15 9JG |
| Client | Mr & Mrs Barnett |
| Reference | 274ALKB |
| Date | January 2014 |

Design & Access Statement

- 22nd January 2014 Planning Issue
A 14th October 2014 Amended Issue

274ALKB – Proposed Replacement Dwelling at Norway Lodge Whitton Road, Alkborough, DN15 9JG

Assessment

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Assessment

1.0 Introduction

- 1.1 This Planning Statement has been prepared by **keystonearchitecture** on behalf of the Applicants in support of a Full Planning Application for the replacement of an existing property, with a new, two storey, detached dwelling and garage, at Norway Lodge, Whitton Road, Alkborough, North Lincolnshire, DN15 9JG.
- 1.2 The existing site is currently an unoccupied brown field site under private ownership. The site itself currently houses a small single storey outbuilding, and a large two storey dwelling of 19th Century origins, with 1950's extension and rendering to the original part. The building is a traditionally constructed, brick property, with the elevations of the original part rendered around the time of the extension, and painted green.
- 1.3 The proposal for the site will see the existing house demolished and replaced with a new, purpose built 3 bedroom dwelling, arranged over 2 floors, with separate detached garage. The new property will total approximately 259m² (excluding garage).
- 1.4 This document will assess the implication of the application on the significance of the heritage asset.
- 1.5 The purpose of this Supporting Planning Statement is to explain the proposals and set them in the context of the locality and Planning Policies, thereby allowing the LPA to assess in general terms the acceptability of the Planning Application.

2.0 Description of Site

- 2.1 The proposed site, known as Norway Lodge, Whitton Road, Alkborough, North Lincolnshire, DN15 9JG, is located to the North East of the village. The house is located to the South off Whitton Road, just West of the junction of Huteson Lane. The village of Alkborough is sited approximately 8 miles North of the town of Scunthorpe.
- 2.2 The site is to the North East of the centre of Alkborough village, South off Whitton Road.
- 2.3 The immediate area surrounding the site is predominantly open countryside to the South, and private dwellings to the North, East and West, which originate from over the centuries, mainly from the late 19th Century. The buildings around the site are predominantly private residential dwellings. Dwellings represent a large percentage of the local buildings, with the exception of a small number of small out buildings and the local school.
- 2.4 The site is located to the South off Whitton Road, backing onto open countryside to the South, and is in a highly visible location within the village when entering from the North (Whitton). It is therefore an important and highly visible location, and the proposals for the replacement building must be of the highest standards.
- 2.5 The site itself currently houses a small single storey outbuilding, and a large two storey dwelling of 19th Century origins, with 1950's extension and rendering to the original part. There is no off road parking at present. The building is a traditionally constructed, brick property, with the elevations of the original part rendered around the time of the extension, and painted green.
- 2.6 There are a couple of trees and hedges adjacent to the property, which may be affected by the scheme, and will be assessed and considered by an Arboriculturist as part of this application.
- 2.7 The site is elevated immediately off Whitton Road by around 900mm, and continues to slope up, gently Southwards, by another 1.200m over a distance of 46.500m.

3.0 Development Proposals

- 3.1 The proposal for the site will see the existing derelict property demolished for replacement with a new purpose built 3no. bedroom family home with detached garage, access and landscaping.
- 3.2 The Planning Application is necessary to see improvements and development to an unoccupied building and site which is likely to fall further into disrepair if not redeveloped.
- 3.3 The site is currently vacant under private ownership. The site contains a detached two storey dwelling which is to be demolished.
- 3.4 The proposed dwelling has been designed taking into consideration the information resulting from the Design and Access Statement and Heritage Impact Assessment, and the comments of the Planning Department.
- 3.5 The dwelling shall comprise of 3 bedrooms and flexible living accommodation, with private gardens, access drive and turning area and garaging for 2 vehicles.
- 3.6 The proposal is located in a key position, off a major route into the village when approached from the North East, the development will be viewed as part of the street scene of Whitton Road.

4.0 Planning Policy Considerations

4.1 National Planning Policy Framework 2012

4.2 The National Planning Policy Framework (NPPF) was issued on 27 March 2012 and replaced PPS5.

4.3 Under Section 6 of the NPPF, entitled 'Delivering a Wide Choice of High Quality Homes', Paragraph 51 states:

'Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.'

The proposed development clearly brings back into use an existing, derelict residential site, which would otherwise remain unoccupied.

4.4 The NPPF provides a full statement of Government planning policies with regard to the protection of all heritage assets. Importantly the NPPF sets out the level of information that would be required in support of applications affecting heritage assets. Para 128 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'

This information is provided in the supporting document, Heritage Impact Assessment.

4.5 Paragraph 129 then sets out the assessment that an LPA should undertake when determining applications affecting heritage assets, and states:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

This information is provided in the supporting document, Heritage Impact Assessment.

- 4.6 Paragraph 131 then confirms the issues that the LPA should take account of when determining the application; and states:

'In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.'*

The development proposed, clearly provides a sustainable and desirable improvement to the existing street scene, which has been neglected over the years. The improvement to the street scene, village and overall heritage asset is clear with a proposal to remove an eyesore from the environment, and replace it with a new series of buildings which will suit the character and locality.

4.7 Regional Policy and Guidance:

- 4.8 The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026.

- 4.9 Regional Strategies presently comprise part of the statutory development plan. However, the Coalition Government has prepared the Localism Bill which proposes their abolition; anticipated during 2012. The High Court has recently determined that Regional Spatial Strategies (RSS) remain part of the statutory development plan, although their pending abolition as a result of emerging Government legislation is a material consideration to take into account.

- 4.10 Policy E7: Rural Economy states:

'Plans, strategies, investment decisions and programmes should help diversify and strengthen the rural economy by facilitating the development of rural industries, businesses and enterprises in a way that:

1. *Promotes complementary roles for Principal Towns and Local Service Centres*
2. *Allows for essential development for agriculture or forestry purposes in the countryside*
3. *Encourages the use of information technology and telecommunications*
4. *Supports rural diversification schemes which bring economic, social and environmental benefit*
5. *Gives priority to the re-use of existing buildings*
6. *Supports and protects an attractive and high quality rural environment*
7. *Ensures appropriate scales and types of development and levels of traffic generation*

4.11 In order to achieve the needs for housing in the region, Policy H1: Provision and Distribution of Housing, states:

- A** *The region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes, taking account of strong economic growth in the Leeds City Region, regeneration and increasing economic growth in South Yorkshire and the Humber Estuary sub area, and the need to place a greater emphasis on meeting local needs in rural areas.*
- B** *Plans, strategies, programmes and investment decisions should ensure the delivery of the average annual net additions to the dwelling stock set out in Table 12.1 in locations that accord with the Core Approach and Sub Area policies, taking account of indicative timing set out in Table 12.2.'*

4.12 In order to recognise and safeguard the Region's historic attributes Policy ENV9 states:

- A** *The Region will safeguard and enhance the historic environment, and ensure that historical context informs decisions about development and regeneration.*
- B** *Plans, strategies, investment decisions and programmes should conserve the following regionally-distinctive elements of the historic environment, enhance their character and reinforce their distinctiveness:*
- 1. World Heritage Sites and their settings at Saltaire, and Fountains Abbey and Studley Royal.*
 - 2. Prehistoric landscapes, especially the Wolds, the Southern Magnesian Limestone Ridge, the Vale of Pickering, and Ilkley and Rombalds Moors.*
 - 3. Medieval settlements and landscapes, especially the Lincolnshire Coversands, the waterlogged landscapes of the Humber and the relict industrial landscapes of the North York Moors and Yorkshire Dales.*
 - 4. Former industrial landscapes, housing areas and civic buildings of note, especially in West and South Yorkshire.*
 - 5. Roman military and civil settlements and communications, especially in North Yorkshire.*
 - 6. The street patterns, sky lines, views and setting of the historic City of York*
 - 7. Maritime archaeological assets, seaside resorts, and the purpose built historic ports, docks and infrastructure of the East Coast and the Humber.*
 - 8. Historic landscapes including registered battlefields, parks and gardens.*
 - 9. The unique record of historic urban development present as archaeological deposits in large areas of the region's cities and towns.'*

4.13 Local Policy and Guidance:

4.14 The following local policy for North Lincolnshire Council is a relevant consideration for the application proposals on the site:

4.15 North Lincolnshire Local Plan 2003

4.16 The Local Plan for North Lincolnshire was adopted in May 2003. The Local Development Framework (LDF) for North Lincolnshire is currently being prepared and will in time replace the existing Local Plan. The documents of the LDF have yet to be adopted, until this time the “saved” policies of the Local Plan will remain in force.

4.17 ST1 - Sustainable Development states:

'The Council will apply the principles of sustainable development through its planning policies and will have particular regard to:

- a) ensuring social progress and equality of opportunity;*
- b) protecting the natural and built environment and the prudent use of natural resources, both locally and globally;*
- c) maintaining economic growth and employment.'*

4.18 H8 - Housing Design and Housing Mix states:

'New residential development will be permitted provided that it:

- i) respects and reflects the form, scale, massing, design and detailing, materials, and nature of the local environment; and*
- ii) incorporates a high standard of layout which maintains and where possible improves and enhances the character of the area; and*
- iii) protects existing natural and built features, landmarks or views that contribute to the amenity of the area; and*
- iv) prioritises the needs of pedestrian movement and takes into account the safety, health and security of residents, neighbours and the community; and*
- v) provides for residents a sense of identity and variety;*
- vi) creates an appropriate mix of dwelling size and type.*

4.19 With regards to development within conservation areas, Policy HE2: Development in Conservation Areas, states that all development proposals in, or which affect the setting should preserve or enhance the character and appearance of the area and its setting. It states:

'The following criteria will be applied in determining applications for development in Conservation Areas:

- i) development should be of a standard of design which respects the appearance and character of the Conservation Area in terms of its bulk, height, mass, vertical and horizontal emphasis, proportions, layout, siting, landscaping and other matters of design such as roofscape and architectural style and detailing; and*
- ii) development should harmonise with adjoining buildings, preserve or enhance the street scene and should not detract from important existing spaces and views; and*
- iii) building materials should be appropriate to the locality and context and sympathetic to those of existing and nearby buildings in terms of type, texture, colour and size. Walls, gates and fences should be of a type traditionally used in the locality; and*
- iv) the development must have a satisfactory means of access which does not detract from the character of the area, not generate excessive traffic and where appropriate should provide for adequate car parking in a way which is sympathetic to the Conservation Area. In instances where there is conflict between the highway requirements and the retention of the character of the area, the latter shall prevail; and*
- v) the development should retain important landscape and ecological features and where possible, include measures to enhance these features; and*
- vi) the development should retain important architectural and historical features such as traditional street furniture and paving and should include measures to enhance them where possible; and*
- vii) the development should avoid the loss of open areas, gaps in frontages, and natural and built features (such as trees, hedges, fences, walls and paving materials) if they are important to the character of the Conservation Area; and*
- viii) the development should not spoil or destroy attractive views and vistas into, within and out of the Conservation Area if they are important to the character of the area. Where appropriate, Article 4 Directions will be made to remove permitted development rights where works otherwise classed as permitted development will potentially have an adverse impact on the special architectural or historical character or appearance of the area.'*

4.20 Policy HE3 - Demolition in Conservation Areas, states:

- i) *Proposals for the demolition of a building or structure within a Conservation Area will be assessed against the following criteria:*
 - a) *it is proved to be wholly beyond viable repair; or*
 - b) *it is incapable of reasonable beneficial use; or*
 - c) *it is not of intrinsic architectural, historic or townscape importance and its removal or replacement would enhance the appearance or character of the area; or*
 - d) *its removal would allow the redevelopment or rehabilitation of an adjacent larger site which is under used, neglected or derelict, providing this redevelopment would enhance the character and appearance of the Conservation Area;*
 - e) *sufficient information is provided to enable The Historic Environment the impact of the proposal for demolition or redevelopment on the Conservation Area to be assessed.*

- ii) *Consent for demolition of a building will be conditional on it not being demolished until either:*
 - a) *detailed planning permission for the redevelopment of the site has been obtained and the Council has had sight of an agreed contract for the carrying out of works of redevelopment, or*
 - b) *a landscaping and improvement scheme is submitted and an agreement is entered into to maintain the scheme, if the site is to be kept in open space use.*
 - c) *Whenever appropriate, proposals which would entail the loss of historic fabric from a listed building will be conditional upon a programme of recording being agreed and implemented.*

4.21 The Alkborough Conservation Area protects the village from adverse development which would impact on the Heritage Asset. The Asset is the area as a whole, with its varying architectural styles, forms and locations of properties.

5.0 Consultations

5.1 Due to the significance of the Application, there has been considerable pre-application advice and consultation with various Local Authority Departments, including Planning and Conservation Officers.

5.2 Below is detailed the dialog with various departments and a brief outcome of each meeting / discussion:

- 30/10/13 – Alison Williams – North Lincolnshire Monuments Officer

Email sent to Monuments Officer for comment.

Response received 06/11/13 confirming that the outbuilding to the East of the existing house is a Building of Townscape Merit, and a supporting Heritage Assessment should be produced.

It was also confirmed that it was not considered necessary to recommend any archaeological works in advance of works on this single dwelling.

- 30/10/13 – Darren Cowling – North Lincolnshire Highways

Email sent to Highways Department for comment.

An email response was received 07/11/13 confirming that there were no great issues with the proposal as the new dwelling is to be pushed back to improve visibility.

- 30/10/13 – Andrew Taylor – North Lincolnshire Environment Team

Email sent to Environment Team for comment on possible Protected Species Survey requirements.

Email response received 30/10/13 confirming that the site and existing buildings appears to have reasonable probability for bat roosts present. A programme of bat surveys should be sought and submitted with the Planning Application.

- 31/10/13 – Andrea Brocklebank – North Lincolnshire Tree Officer

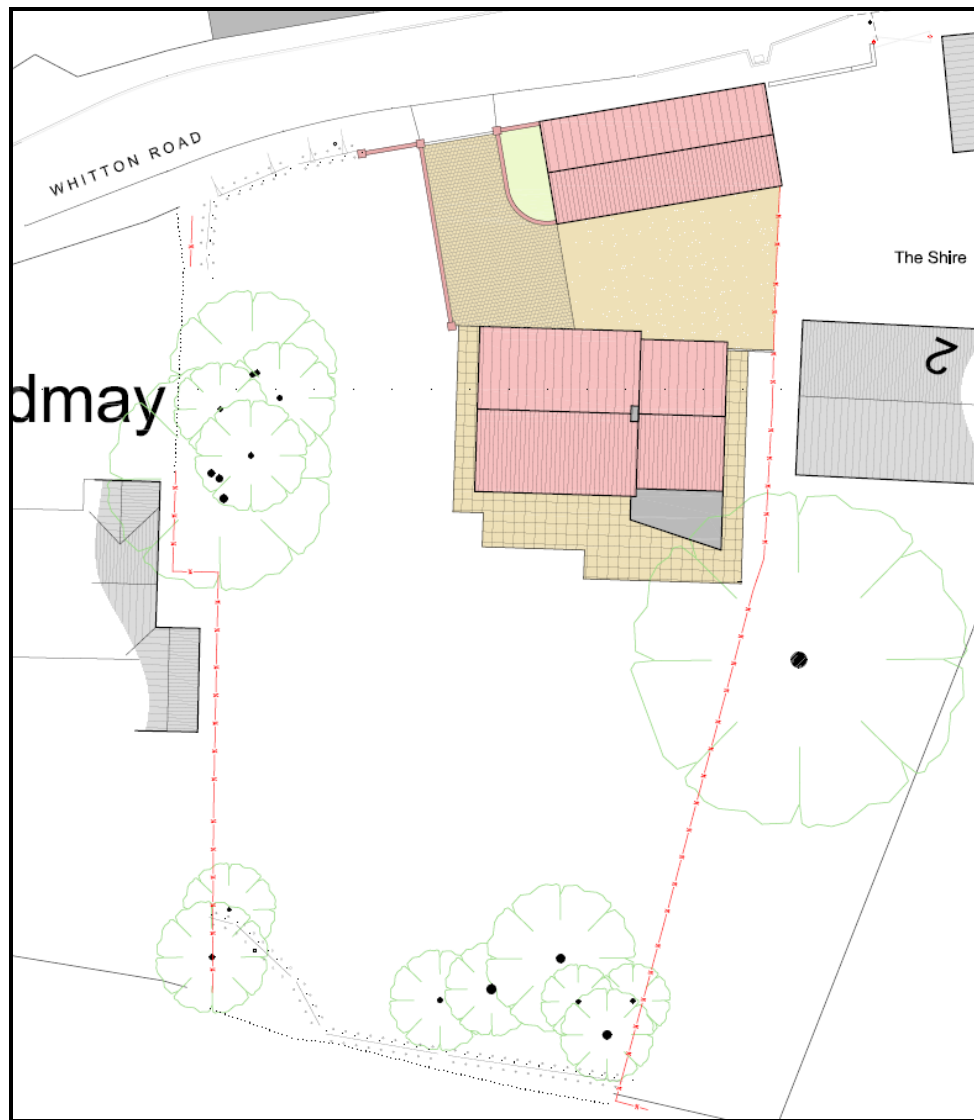
Email received 31/10/13 confirming that the trees in the immediate vicinity of the proposed dwelling will need assessing by way of a Tree Report, identifying their RPA's .

- 04/11/13 – Nicholas Lawrence – North Lincolnshire Planning Department

Initial meeting on site to discuss the proposed development in principle and possible constraints.

The proposed development was deemed acceptable in principle, and there were no objections to the overall design, scale etc. and it was considered that the replacement of the existing dwelling will have a beneficial impact on the Conservation Area in this area due to the dilapidated condition of the existing house.

It was considered that the proposed balcony at first floor would result in unacceptable loss of amenity of the neighbours, due to the properties close proximity to the Eastern boundary.

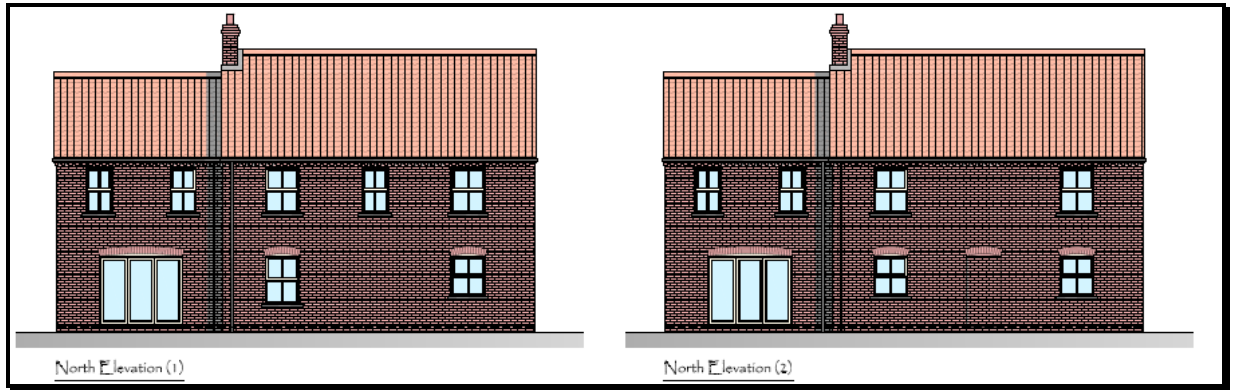


Original Site Layout Proposals

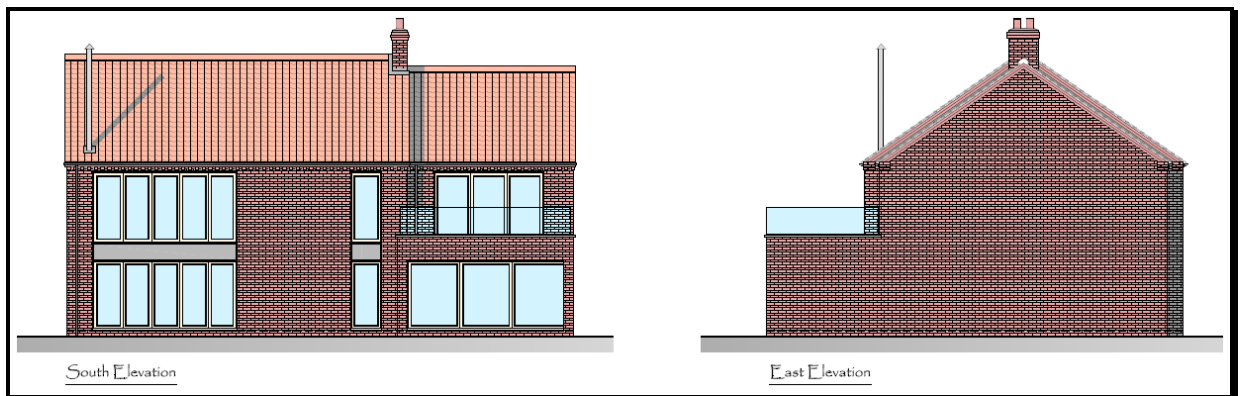
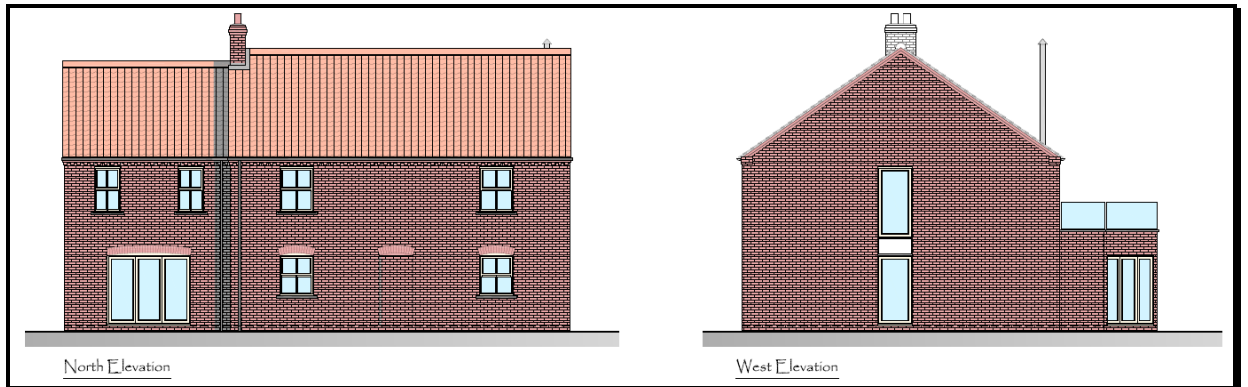


Amended Site Layout Proposals

Repositioning the property to the centre of the site has significantly reduced the impact of the balcony and reduced the potential overlooking issues to not worse than any rear facing windows. The greater distance, increased from 2.500m to over 8.200m from the property to the boundary, has improved the spatial distribution, and reduced the impact of the new house and eliminated any overlooking.



Original Scheme Proposals



Amended Scheme Proposals

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Cream (off white) timber windows to the North elevation, and cream aluminium windows / doors to all other elevations, were deemed acceptable.

5.3 In addition to the original consultations supporting Planning Application PA/2014/0050, this Supporting Planning Statement is to be read in conjunction with the re-submitted Planning Application. The original Application was withdrawn to obtain additional Bat Survey information, and minor design changes to the Garages have been made as a result.

5.4 **Statement of Community Involvement:**

Below is detailed the dialog with neighbours and the local Parish Council, and a brief outcome of each meeting / discussion:

Local consensus is that, although it is a shame to demolish an original building in the village, it is appreciated that the building is an eyesore and beyond repair. It is considered that a replacement dwelling, set back from the road, will also improve the street scene.

The neighbours at 2 (The Shires) Hutson Lane, were presented with the plans and had nothing negative to say. Due to the issue raised by the Planning Department surrounding the balcony, the neighbours were specifically asked about this, and confirmed that they had no objections. They are happy to put the proposed garages on the boundary as shown, as they want to build a wall there anyway.

6.0 Summary and Conclusions

- 6.1 It is considered, taking into account the information provided in the Design and Access Statement, Heritage Impact Assessment and this Supporting Planning Statement, that the proposal satisfies the requirements of the specific elements of the NPPF by bringing back into residential use, a derelict property, and the design, in conjunction with the Heritage Impact Assessment, identifies that the proposals will not harm the Heritage Asset, but improve the street scene, village and Conservation Area asset.
- 6.2 The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 policies are met by helping strengthen the rural economy and its services, improving the existing housing stock, and safeguarding and enhancing the historic environment.
- 6.3 The Local Plan Policies are also met, as the proposal is clearly sustainable in its location and reuse of a brownfield site; the design satisfies the criteria in respect of its appearance, scale, mass and materials, suitable in the Conservation Area; and the demolition of the existing building is justified due to its unsightly and unsuitable reuse as a private domestic property.